



January 2004

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 2
No. 1**

South Lake Union Biotech Amendments Approved

Land Use Code amendments designed to accommodate the unique characteristics of research and development laboratories in South Lake Union have been unanimously approved by Seattle City Council. Passed on December 8, 2003, the legislation will:

- allow additional height and revise the height measurement technique;
- increase the interior allowance for mechanical systems necessary for laboratory spaces;
- allow increased rooftop mechanical equipment, with setbacks to address height, bulk and scale impacts;
- assign a lower, more appropriate, parking requirement for research and development laboratories; and
- clarify the definition of research and development laboratories.

During recent years, a number of buildings have been converted or constructed for biotechnology uses or biotech research and development laboratories. A study of these buildings showed that Seattle's Land Use Code did not recognize the unique features of biotech uses and created a competitive disadvantage when compared to office and other uses.

See **slu biotech amendments** on page 13

ECA Public Workshop January 21, 2004

City staff will provide an overview of the Environmentally Critical Areas (ECA) code/policy update process and gather input on issues the public would like addressed at a workshop on January 21, 2004, 6:30-8:30 p.m., Seattle Center Northwest Rooms, Shaw Room. For more information see the December 2003 issue of **dpdINFO** or contact miles.mayhew@seattle.gov, (206) 615-1256.

Northgate Revitalization Effort Moves Forward

Seattle City Council ended months of controversy, negotiation, and planning by adopting legislation that amends Seattle's Land Use Code and accepts an agreement between the City and the owners of the Northgate Mall, paving the way for its redevelopment. The new plan for Northgate, approved on December 8, 2003, includes:

- A land use code ordinance eliminating the General Development Plan (GDP), making Northgate open space requirements more flexible, adopting considerations for any future Development Agreements, and designating NE 100th and NE 103rd streets as Special Land-scaped Arterials.

See **northgate revitalization** on page 9

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd

Integrating the
Monorail through
Planning and
Design



Over 250 people attended the six community workshops held in December 2003 to discuss how to best integrate the monorail stations into Seattle's urban and neighborhood fabric. Two additional workshops on the downtown stations will be held in early 2004 (details on page 3).

Monorail Station Area Planning: Update on December Community Workshops

Over 250 people attended the City's monorail station area planning workshops in December 2003. They provided valuable input on what will make the monorail an asset to the neighborhoods it serves. Workshops on the downtown stations will be held in January and February (see page 3).

Workshop Comments

Following is a brief recap of workshop comments.

For the **Seattle Center & Interbay** workshop (Dravus, Mercer/Elliott, Uptown/Seattle Center, 5th & Broad stations), public input served to highlight and bring to the fore previously identified areas of concern: pedestrian access to the Mercer/Elliott station, the opportunity that a station at the NW Rooms presents to connect the Uptown Neighborhood and the Seattle Center, and the unique location and challenges associated with the Dravus Street station.

At the **Ballard** workshop (NW 85th St., NW 65th St., NW Market St. stations), members of the public were quite familiar with the areas around the proposed stations and the issues associated with a monorail coming to Ballard. There was much discussion, but not necessarily agreement, on a variety of issues, such as redevelopment options and opportunities, and changes to the existing zoning. Parking was also a central component of the discussions, but there was no consensus on how parking should or should not be provided.

In **Sodo** (Safeco, South Lander stations), the discussion focused on recent adjustments to the alignment and station location at South Lander. The community wants to limit negative impacts the monorail may have on businesses along the route and at the South Lander station. Specific issues include minimizing the number of businesses that will need to be relo-

cated for monorail construction and maintaining good freight access throughout the area.

Pioneer Square and the International District (King Street, 2nd & Yesler stations) workshop discussion focused on the potential redevelopment of the Sinking Ship parking garage at 2nd Avenue and Yesler and how a new station at that location could fit into its historic surroundings. The monorail station at King Street will be an important element of the emerging King Street Station intermodal transportation hub, as well as a significant transportation resource to the surrounding neighborhood and the Seahawks and Safeco stadiums.

The **Delridge** (Delridge station) community reviewed three alignments and associated station locations. The workshop attendees provided valuable insight into the access and placemaking opportunities at each of the three sites. The information gathered will be very helpful in determining the appropriate type of associated development or infrastructure improvements needed to make the station an asset to the neighborhood.

West Seattle (Morgan Junction, West Seattle Junction, Avalon stations) residents provided thoughtful feedback on the three proposed stations. The station at Morgan Junction will be a valuable addition to that area's neighborhood commercial district and the surrounding residential neighborhood. West Seattle Junction is already the transportation and retail hub of the area—the arrival of the monorail could reinforce that role. The group at Avalon discussed the ways a station at that location could serve their neighborhood and act as a

See **monorail workshops** on page 13

Get Involved! Attend the Monorail's Downtown Stations Workshops

The public is invited to attend two community workshops in early 2004 focused on the monorail's downtown stations. Participants will learn about the City's role in the Monorail Green Line project and be able to let City staff know their ideas on how to make the monorail a true asset to their neighborhood.

The first workshop—addressing the stations at 5th & Bell, 5th & Stewart, 2nd & Pike, and 2nd & Madison—will be held January 15 (details at right). A second workshop addressing the station at 5th Avenue and Stewart St. will be scheduled in early February (details to be announced). Other station workshops were held in December 2003 (see story on page 2).

The workshops are designed to elicit feedback and identify issues, opportunities, and constraints presented by the arrival of the Monorail. During the workshops, City staff will present an analysis to date of each station area, focusing on issues of:

- access to the station (pedestrian, bicycle, bus, and vehicular),
- the character and quality of places created around the station, and
- maintaining the character, identity and vibrancy of the neighborhood.

After this first series of workshops is completed, City staff will develop scenarios for each of the station areas, based on comments received from citizens. These scenarios will be presented to the public for feedback during community meetings in the spring of 2004. Following these meetings draft action plans that identify the community's goals for each station area will be developed and presented to City Council in the summer of 2004.

For more information about the City of Seattle's *Integrating the Monorail* program or the community workshops, please visit the project website at www.seattle.gov/monorail or contact:

Michael Graubard, Communications & Community Involvement
Seattle Department of Transportation
(206) 684-5049, michael.graubard@seattle.gov



Monorail Stations

**5th & Bell
2nd & Pike
2nd & Madison**

5th & Stewart

Workshop Schedule

5:00 - 7:30 p.m.
Thurs., January 15
Seattle Aquarium
1483 Alaskan Way

February 2004
location to be determined

Monorail Review Panel



The Monorail Review Panel met on November 22 to review the entire monorail alignment. During this daylong session, members commented on the proposed route and station configurations and locations.

The Panel's deliberations, concerns, and recommendations to date will be detailed in a letter to the Mayor and City Council. Currently in draft form, the letter will be sent the week of January 5, 2004.

The Panel also met on December 15 to review the Ballard 65th

Street Station conceptual design. Due to gaps in the information presented for this station, the Panel has requested a further review of the station during their next meeting that includes responses to their inquiries.

The next Panel meeting is scheduled from 4-7pm, January 5, in Room 4060 of Key Tower, 700 Fifth Avenue. The public is welcome to attend. For additional information, please contact:

Cheryl Sizov, DPD
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The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies, and plans for Seattle's physical development.



Seattle Planning Commission: 2003 Highlights

2003 was an exciting time to be in Seattle. The City is currently engaged in a whole host of land use, transportation, and neighborhoods activities and projects that will impact and shape our city for decades, which made for a busy year for the Seattle Planning Commission (SPC). Here is a sampling of the year's activities:

Updating Seattle's Comprehensive Plan—As the “stewards of the comprehensive plan,” SPC closely monitors and advises the City on the Comprehensive Plan or “Comp Plan”—the long-range guiding map for what our city will become.

In 2003 the Commission worked closely with DPD as it began work on the 10-year Comp Plan update required by state law. The Commission advised the City on the scope and process of the update and participated in an open house kick-off in October, featuring *Seattle Times* reporter William Dietrich. In November, the Commission and the City's Neighborhood Council/Neighborhood Planning Committees co-sponsored a Neighborhood Plan Steward Comp Plan Workshop, providing an overview of the update process and what it means to update a neighborhood plan. The discussion included growth targets and the relationship of City capital facility investments to achieve levels of growth.

Investing in Northgate—The Commission assisted the City Council and Mayor on finding a compromise plan for Northgate that moves the neighborhood in the right direction by stimulating growth and ensuring that public and private investments contribute to the development of this important regional urban center. An extensive review was conducted in response to a request from Council President Steinbrueck for assistance in analyzing Mayor Nickels' Northgate Action Plan. The Commission found the Mayor's proposal to be a worthy and realistic first step towards improving the Northgate area. The Northgate plan provides a positive step for the community, the city and the region.

Charged with continuing participation in this project, the Commission will work with City Departments to develop and transmit a plan for Council consideration to increase public open spaces, create and enhance pedestrian connections, and improve the pedestrian and bicycling environment. SPC will make recommendations on next steps to help ensure that area wide development impacts are effectively analyzed and mitigated. And it will facilitate the formation of the stakeholders group to advise the City on future planning and strategies.

Expanding Housing Choices in Seattle—SPC has long been an advocate for affordable housing and increased housing choices, advising DPD and coordinating a public process for two major elements of their “Alternative Housing Choices” program, which includes detached accessory dwelling units (ADUs) and cottage housing. A final report on the public process containing findings and recommendations on these proposals was released in the spring of 2003 and presented to the City Council and to DPD, which has had a major influence on the current legislation pending in 2004.

The Monorail in Seattle—The Commission appointed members to the newly formed Monorail Review Panel, charged with the project's design review which continues in 2004. Participating in the City's station area planning effort

See **planning commission** on page 12

Shaping the civic
character of Seattle's
built and natural
environment



Congrats to Design Excellence and Innovation Winners

The Seattle Design Commission's 2003 award-winning project teams for Design Excellence and Innovation include:

Pro Parks Art Plan

Joint Training Facility

*Seattle Center Harrison Street
Entry Screen Wall*

*Beacon Hill Library and
Neighborhood Service Center*

*Ballard Public Library and
Neighborhood Service Center*

*Sand Point Magnuson Park –
Conceptual Vision*

High Point Master Plan

citydesign

The City of Seattle's Urban Design Office

Winter Schedule for Central Waterfront Planning

This winter's Central Waterfront planning effort focuses on providing citizens an opportunity to generate creative ideas about what the future of Seattle's waterfront should be. To support this goal, the City is organizing an intensive public workshop, called a "charrette," for February 27-28, 2004.

The tentative schedule leading up to and following the charrette is:

- **December 2003** - Charrette participant recruitment and formation of teams (to be finalized by December 31).
- **January 22, 2004** - Charrette orientation, distribution of background materials and harbor tour (4 hours). The boat tour will be open to the public.
- **February 2004** - Waterfront Environmental Symposium, co-sponsored by DPD and Seattle's Office of Sustainability and Environment, will provide charrette participants with background information on critical environmental issues related to waterfront environment planning (date TBA)
- **February 27-28, 2004** - Charrette work session (2 days)
- **Mid-March 2004** - Presentation of charrette outcomes (4 hours)

DPD staff is currently finalizing a series of background reports on existing conditions in the study area and issues that need to be considered in developing the Central Waterfront Plan. For more information, visit www.seattle.gov/dpd/centralwaterfront or contact:

**Catherine Maggio, DPD
Strategic Advisor**
catherine.maggio@seattle.gov

**Dennis Meier, DPD
Senior Urban Design Planner**
dennis.meier@seattle.gov

Seattle Design Commission Project Review Updates

In December, the Commission reviewed final designs for the Montlake Library, recommended approval of an alley vacation proposal for a new mixed use development on 20th and Madison, and received a quarterly briefing from the City's Monorail Team on station area planning and design review issues. The Commission also saw concept designs for the Queen Anne Standpipe site after a 4 year hiatus, design development for Gasworks Park Improvements and final design documents for Phase II of the Center City Wayfinding Project.

In addition, the Commission was updated on the City's Sustainable Building program and was briefed on the Center City Waterfront Plan efforts which were initiated this past year with joint sponsorship by the Design and Planning Commissions of two successful public forums. The Commission will continue to guide public involvement in this important project through 2004.

Commemorating 35 years, the Commission hosted a special event in early December, issuing letters of commendation to seven City projects for design excellence and innovation. Mayor Greg Nickels joined more than 150 guests in welcoming Commissioners from the past three decades and offered his congratulations to this year's award winning project teams (see sidebar at left).

The event was significant in recognizing more than 80 repre-

See **design commission** on page 12

Seattle City Council in session at their new chambers on the second floor of the new City Hall. While still located at 600 Fourth Avenue, the building entrance is now on Fifth Avenue between Cherry and James Streets.



Viewing Legislation

Electronic versions of ordinances are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/leghome.htm>.

Printed copies are available from the DPD staff member listed or from the DPD Public Resource Center, 20th floor of Key Tower, 700 Fifth Ave., (206) 684-8467.

Update on Downtown Height and Density DEIS Hearings Underway

The merits of alternative proposals to increase height and density limits in specific areas of downtown and verbal comments on the Draft Environmental Impact Statement (DEIS) were accepted at a December 15 public hearing.

Approximately 40 people, including Councilmember Peter Steinbrueck, attended the hearing; half contributed testimony. Most comments emphasized moving ahead quickly with the height and density recommendations, some supporting even greater changes than studied in the DEIS in order to generate greater housing production, support growth management objectives, spur

legislation in process

Seattle City Council

Detached ADU Environmental Determination Affirmed

The Seattle Hearing Examiner has affirmed DPD's determination of environmental non-significance for a proposal that would allow detached accessory dwelling units (ADUs) in Seattle's single family zones.

The Hearing Examiner had asked DPD to produce data supporting estimates for detached ADU production over time, as well as to explain why the City does not assume a probability of geographic concentrations of detached ADUs resulting in disparate effects of environmental impact. DPD received information from five local jurisdictions and three cities in California, as well as national independent research findings from communities where both detached ADUs and ADUs within single family homes are permitted.

These findings and experiences supported the City's contention that the resulting numbers and location of ADU development will not likely have significant adverse environmental impacts.

We anticipate the Mayor will forward his proposed legislation to allow detached ADUs to City Council for deliberation and adoption in early 2004. For additional information, please contact:

Jory Phillips, Sr. Land Use Planner, DPD
(206) 386-9761, jory.phillips@seattle.gov



economic growth and allow greater design flexibility. Other voices recommended caution with respect to building bulk in Belltown, skepticism about growth management benefits of the proposal, and emphasized the need for a new electrical substation for downtown.

Written comments on the DEIS are encouraged through January 31, 2004. Another public hearing may be held in January prior to preparation of the Final EIS. Also, public meetings will be held to discuss the broader

Center City planning initiatives the City is undertaking. Public participation will help shape the City's decisions on how to move ahead with these exciting efforts. To learn more contact:

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energy & star® built smartsm

*helping meet the
demand for energy-
efficient homes*



To enter the **Built Green™** Seattle design competition (details on pg. 9), new homes and multifamily projects up to three stories must achieve an **ENERGY STAR®** home certification. Multifamily projects more than three stories must achieve a **BUILT SMARTSM** certification from Seattle City Light. You may already be meeting these requirements.

The November 2003 issue of dpdINFO featured a case study on Seattle's new City Hall, designed to achieve LEED™ Silver certification. This month we focus on—**ENERGY STAR®** and **BUILT SMARTSM**—two programs that certify energy-efficient homes and help developers understand the benefits of energy- and resource-efficient construction.

Programs that Certify Energy-Efficient Homes

The first resource efficient construction program in our region—**BUILT SMARTSM**—was developed by Seattle City Light and designed to help multifamily developers understand the benefits of energy and resource efficient construction. **BUILT SMARTSM** staff also participated in the development of Built Green™.

Seattle City Light provides a monetary incentive to **BUILT SMARTSM**-certified apartments and condominiums, providing they exceed the Washington State Energy Code by up to 30 percent and help ensure good indoor air quality. To receive financial incentives under the 2003 program, the heating systems must be electric and the developer/owner must have had a permit application date prior December 31, 2003. In 2004, the **BUILT SMARTSM** program is changing to reflect changes in the Washington State Energy Code.

BUILT SMARTSM staff conducts verification inspections to

ensure the upgrades are installed correctly and ensure energy savings for years to come. Energy efficient component upgrades are based on floor-to-window ratios. The following upgrades are required:

- Wall insulation of R-21 to R-26 intermediate framed exterior walls
- Window upgrade to U.33 or lower
- Ceiling insulation of R-38 to R-49
- Floor insulation of R-30 below or R-15 above the floor
- Exterior doors with U-0.19
- Electronic or diaphragm type thermostats
- Water heaters with .91 Energy Factor or better

Homes that qualify under another Washington program, **ENERGY STAR®**, are independently verified to be at least 15 percent more efficient than the state energy code. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment.

At DPD's October 2003 Built Green™ Seattle Design Competition Workshop, Chuck Murray with the Washington State University Energy Program provided an overview of the **ENERGY STAR®** Builders Option Package (BOP) developed for the Northwest. BOP helps builders earn an **ENERGY STAR®** home certification by providing a prescriptive path to follow—first, meeting the WA State

*The Ballard Condos are a 162-unit condominium complex constructed in 2000 and built to the **BUILT SMART™** energy efficient standards. Upgrades include U.33 windows, R-21 exterior walls, R-38 insulation in the ceilings, electronic line voltage thermostats, energy efficient water heaters, LED type exit signs and common area lighting efficiency upgrades.*

See **energy efficiency programs** on page 8

energy efficiency programs, *cont. from page 7*

Energy Code, then adding:

- ENERGY STAR® glazing with windows U-0.5 and skylights U-0.58
- ENERGY STAR® heating systems: 90% AFUE Gas Furnace, HSPF 8.0 Heat Pump, SEER 13 AC
- ENERGY STAR® appliances including dishwasher, refrigerator, and clothes washer
- ENERGY STAR® lighting – 50 percent of installed lighting fluorescent
- ENERGY STAR® ventilation – exhaust with low-wattage, quiet fans
- Exterior doors: U-0.19, foam core, wood edge, steel or fiberglass skin, <6% glazing, double glazing, Low-e
- Ducts sealed and tested for air leakage, OR, locate the heating system and components inside the home
- A good water heater, either a Gas EF .61



or Electric EF .93

The Northwest Energy Efficiency Alliance (NEEA) estimates that achieving an ENERGY STAR® home certification will add from \$1,000-\$1,800 to the cost of the new home. The resulting energy savings will pay for this initial investment in just over four years. NEEA is launching a new Residential Sector Initiative to promote ENERGY STAR® homes in the Northwest, and will spend \$4.5 million in 2004 and 2005 to achieve this goal. A main strategy will be builder and contractor training.

Over two million homes will be added to the Northwest housing stock between 2000 and 2025. NEEA anticipates that 20% of new homes will be ENERGY STAR® certified by 2008, and the project initiative could save 210 average megawatts (aMW) by 2025—enough to power 147,000 homes for one year.

For More Information

You can learn more about ENERGY STAR® and BUILT SMARTSM at the second Built GreenTM Seattle Workshop on January 8, 2004 (details on page 9) or by visiting the websites below:

- Built GreenTM Seattle Design Competition — www.seattle.gov/dpd/sustainability/builtgreen.asp
- Built GreenTM — www.builtgreen.net
- Professional Builders 2003 “The State of Green Building” report — www.housingzone.com/forums/green/2003report.asp
- Seattle City Light’s BUILT SMARTSM Program — www.seattle.gov/light/conserve/business
- ENERGY STAR® home label — www.energystar.gov
- Northwest Energy Efficiency Alliance — www.nwalliance.org

ENERGY STAR® and BUILT SMARTSM meet the energy efficiency requirements for the BuiltGreenTM Seattle Design Competition. For details on how you can enter the competition, see pg. 9 or visit www.seattle.gov/dpd/sustainability/builtgreen.asp.

To explore DPD’s role in sustainable building, visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, Sustainable Building Specialist, DPD
(206) 684-0806, lynne.barker@seattle.gov

Builders, Are You Meeting the Demand for Green Homes?

In August 2003, *Professional Builder* conducted its third “The State of Green Building” survey, which again found that consumers rank energy efficiency, resource conservation, and indoor air quality very highly. However, builders continue to perceive these features as less important than they are to prospective buyers.

The report indicated that 92 percent of consumers surveyed value energy-efficient features as the most important upgrade for their new home. Respondents are willing to pay \$1,753 on average for energy-efficient upgrades and indicate that a three-year payback for their initial investment is optimal.

Of the energy-efficient features most desired by consumers, builders significantly underestimated the importance of passive solar heating design and ENERGY STAR® home certification.

Environmental issues rate highly for Seattle’s citizens. When asked what makes the Northwest different from the rest of the country, Seattle residents said “the land and the environment.” In fact, 60 percent said they wouldn’t move if offered a better-paying job elsewhere.

SUSTAINABLE BUILDING



back by popular demand

Built Green™ Design Competition Workshop

January
8, 2004



While King County has one of the strongest markets for green homes, only a handful have been constructed in Seattle. You can help meet this demand by attending the second educational workshop on Built Green™. Back by popular demand, the workshop will be held Thursday, January 8, 2004, 7:30 a.m.-3:30 p.m., at the Mountaineers Building.

You are also encouraged to enter a project in Built Green™ Seattle, a design competition intended to encourage the development of residential green building projects. Selected projects will receive financial and technical assistance, facilitated permit processing, public recognition, and marketing support for their team and project. The application deadline for the competition is Feb. 1, 2004.

The workshop will present strategies, resources and tools to help you achieve Built Green™ certification on single family, multifamily, remodel or community projects. Participation in the design competition is not required to attend the workshop. For details, visit www.seattle.gov/dpd/sustainability or contact Lynne Barker, (206) 684-0806, lynne.barker@seattle.gov.

register today

Special Permit Incentives for Built Green™ Design Competition Applicants

A streamlined permit process is offered to projects that apply for the Built Green™ Seattle Design Competition. Special incentives include:

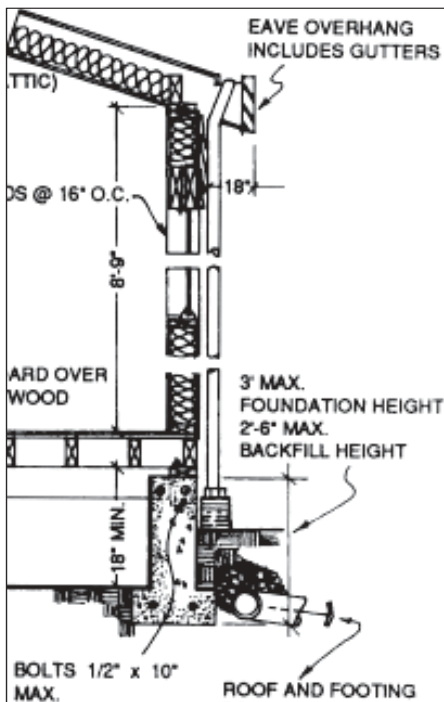
- Intake appointments will be made within 10 working days of the appointment request. Appointments must be made in person at the Applicant Services Center, 20th floor of Key Tower, 700 Fifth Ave., (206) 684-8850.
- Provided a complete "review ready" application is submitted, initial Plan Review will be completed in four weeks, reducing the initial plan review process by two weeks.
- Some simple projects may qualify for 48 hour review, depending on project scope and volume.
- Projects will be closely monitored to ensure that the review timelines identified here and in DPD's permit process improvements are met. Eligible projects must submit a design competition application form and meet the competition requirements. DPD's Sustainable Building Specialist, Lynne Barker, will serve as the single point of contact for all projects submitted. For details, contact her at (206) 684-0806, lynne.barker@seattle.gov.

northgate revitalization *cont. from page 1*

- The city has a one-year option to purchase 2.7 acres on the south lot of the mall for a price of \$375,000. This will give the city the option to provide open space and natural drainage solutions.
- A revised Development Agreement with Northgate Mall owner Simon Properties that allows the mall to develop 230,000 square feet of retail space, including 63,000 square feet of newly added street-front development along 5th Avenue NE, the site of major pedestrian improvements.
- Establishment of a Coordinated Transportation Investment Plan for the Northgate area and groundwork for a possible SEPA Planned Action.

A Council resolution was also approved setting the framework for future Northgate planning activities that include developing strategies to stimulate housing growth, economic development, and public art, and providing for natural drainage, sustainable building, and pedestrian improvements. The resolution also sets forth details for public involvement with broad-based representation to advise the City on all of these issues. If you have questions about this legislation, please contact:

Kristian Kofoed, Senior Land Use Planner, DPD
(206) 233-7191, kristian.kofoed@seattle.gov



About the New Codes

The 2003 editions of the International Building, Mechanical and Fire Codes take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes. However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

The June-December 2003 issues of *dpdINFO* provided details on:

- implementation and publishing dates,
- changes in use, occupancy, means of egress
- how the IBC regulates mixed use buildings,
- types of construction and fire-resistive assemblies, and
- how to comment on the State's proposed codes.

Copies of the new codes can be purchased from the WA Assn. of Building Officials, (360) 586-6725, www.wabo.org, or from the Int'l Code Council, (425) 451-9541, www.iccsafe.org. If you have questions, contact:

Maureen Traxler, DPD Tech Codes
(206) 233-3892
maureen.traxler@seattle.gov

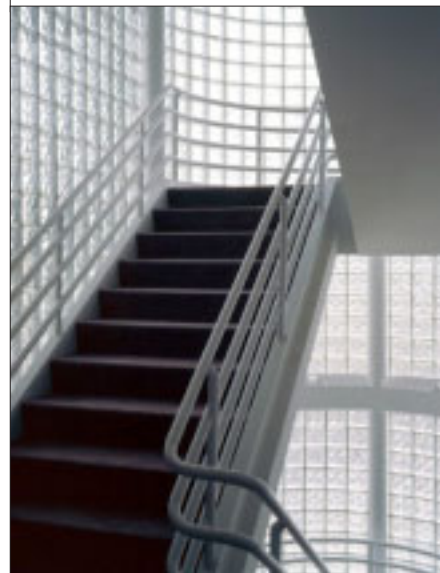
TECHNICAL CODES

IBC Means of Egress, Pt. 2: Technical Differences

Last month's *dpdINFO* article described how the means of egress provisions are arranged in the International Building Code (IBC); this article will focus on some of the technical differences in these provisions. This is not a complete list of the differences, but we hope it highlights some of the most significant issues.

- **Determination of occupant load (IBC Sec. 1004.1.2).** IBC Table 1004.1.2 is the counterpart to UBC Table 10-A, determining the floor area per occupant. The IBC, however, uses both gross and net floor areas for calculating occupant load. Gross floor area is similar to the manner of calculating floor area in the UBC. It includes everything inside the building's exterior walls, except vent shafts and courts. To determine net floor area, unoccupied accessory areas, such as corridors, stairways, closets and toilet rooms are excluded.
- **Egress width (IBC Sec. 1005).** The factors used to calculate egress width are very similar to the UBC for buildings without sprinklers. For most occupancies, stairway width is 0.3 inches times the number of occupants; for other egress components it is 0.2 inches times the number of occupants. The IBC differs from the UBC in allowing reduced width in buildings with sprinklers. For buildings with sprinklers, the stairway width factor is 0.2 inches and the factor for other egress components is 0.15.
- **Common path of egress travel (IBC Sec. 1013.3).** Common path of egress travel is defined as "that portion of exit access which the occupants are required to traverse before two separate and distinct paths of egress travel to two exits are available. Paths that merge are common paths of travel. Common paths of egress travel shall be included within the permitted travel distance." Common path of travel is limited to 75 feet in most occupancies, or 100 feet in occupancies with sprinklers. The concept of common path of egress travel is analogous to dead ends in corridors, and is meant to limit the possibility that a single fire could make both exits unusable.
- **Intervening rooms (IBC Sec. 1013.2).** The IBC provides fewer restrictions on an egress path passing through intervening rooms, as long as the rooms are accessory to the area served by the egress path, there is a discernible path of travel to an exit, and the common path of travel provisions are satisfied.
- **Exit separation (IBC Sec. 1014).** In the IBC, the doors to exits are required to be separated by one-half the diagonal distance of the building served, compared to forty percent of the diagonal distance in the current Seattle Building Code (SBC). The SBC also requires the

An inside look at the latest technical code developments



See **means of egress** on page 11

Energy Code Review Process Update

The public review process to update the Seattle Energy Code begins in January 2004. Staff from DPD and Seattle City Light have been developing proposals and will brief the DPD Construction Codes Advisory Board (CCAB) at their January 15 meeting.

The goal is for CCAB to make their recommendations in March. DPD would then consider these recommendations and forward an ordinance to the Mayor and City Council shortly thereafter. City Council consideration would occur in April, with an **effective date of July 1, 2004** (along with revisions to the Building and Mechanical Codes).

The Seattle Energy Code process for this update cycle will propose additional Seattle amendments to the 2001 Washington State Energy Code (WSEC):

- to improve implementation of existing amendments; and
- to achieve the energy savings specified in Resolution 30280.

The majority of the existing Seattle amendments to the WSEC would be unchanged. The amendments will apply to **nonresidential occupancies** only.

Resolution 30280 (Section I.B.i) directs DPD and Seattle City Light to "propose to the City

Council... amendments to the Seattle Energy Code... to achieve up to 20% enhanced energy efficiency beyond the current version of ASHRAE/IESNA Standard 90.1." For the 2003 Seattle Energy Code update, the net energy savings from proposed

amendments would be 3-5% as it is estimated that the existing Seattle Energy Code already achieves 15-17% energy savings compared to ASHRAE/IESNA Standard 90.1.

For additional energy savings options, staff have reviewed revisions since adopted for ASHRAE/IESNA Standard 90.1, the 2003 ICC International Energy Conservation Code, the California Energy Code, and the New Buildings Institute E-Benchmark.

Changes will likely be proposed for the requirements for alterations to existing mechanical systems, building envelope criteria for semi-heated spaces, mechanical equipment efficiencies, demand control ventilation for assembly spaces, and lighting power allowances.

Meeting information will be posted on the Seattle Energy Code website at www.seattle.gov/dpd/energy. If you have any questions, please contact:

John Hogan, Code Development Analyst, DPD
(206) 386-9145, john.hogan@seattle.gov



means of egress *cont. from page 10*

walls of exit enclosures to be at least 15 feet apart. However, the IBC reduces the minimum separation to one-third the diagonal distance in buildings with sprinklers, and does not require a minimum separation between walls of different exit enclosures. DPD is proposing to prohibit exit enclosures from sharing a wall, but will not specify a minimum separation distance.

- **Travel distance (IBC Sec 1015).** The IBC allows 200 feet of travel distance for most occupancies in buildings without sprinklers, and 250

feet in buildings with sprinklers. Group B occupancies are allowed 300 feet with sprinklers. Groups F-2, S-2 and U are allowed 400 feet in buildings with sprinklers and 300 feet in buildings without sprinklers.

- **Corridors (IBC Sec. 1016).** The IBC returns to the use of occupant load to determine whether fire-resistance-rating is required for a corridor. Except in H and R and some I occupancies, rated corridor construction is not required if the building has sprinklers. Many of Seattle's exceptions to the UBC requirements for corridor construction will be

deleted from the IBC because most of Seattle's exceptions are based on the presence of sprinklers. The concept of a "hallway" as an intervening room does not appear in the IBC.

- **Single-exit buildings (IBC Sec. 1018).** Table 1018.2 allows buildings to have one exit, provided they comply with limitations on number of stories, number of occupants and travel distance. In addition, Seattle is planning to maintain its provisions for single-exit residential buildings. For more information contact:

Maureen Traxler, DPD
Code Development Analyst Supervisor
(206) 233-3892
maureen.traxler@seattle.gov



DPD Applicant Services Center
20th floor of Key Tower, 700 Fifth Avenue

Street Use Information Now Available at DPD

Beginning January 2, 2004, Seattle's Department of Transportation staff will be available at DPD to answer your questions about street use requirements for your project, including:

- how to obtain a street use permit,
- private street or sidewalk improvements, or
- your work in, or adjacent to, the right of way on Seattle streets.

Walk-in service will be available on Wednesdays from 8 a.m.-4 p.m in the Applicant Services Center (ASC), located on the 20th floor of Key Tower at 700 Fifth Avenue. On other weekdays appointments may be scheduled in person at the ASC. You may also call (206) 684-3679 to schedule an appointment any day of the week.

Side Sewer As-Built Video Now Available

A professionally prepared video that shows side sewer contractors how to prepare as-built plans after side sewer construction has been completed (using the City's side sewer site plan template) is now available.

The video may be purchased for \$20 from DPD's Review and Inspection Center, located on the 22nd floor of Key Tower at 700 Fifth Avenue, or by calling (206) 684-8860.

planning commission, *cont. from page 4*

and a series of public workshops, the SPC also reviewed and commented on the Monorail Draft Environmental Impact Statement.

The Future of Seattle's Waterfront—SPC teamed with the Seattle Design Commission and worked with DPD, the Port of Seattle, and a diverse array of stakeholders and citizens to plan for the future of Seattle's waterfront. The Commissions cosponsored two public forums this year and see this as a unique opportunity to create a long-term vision to potentially shape the Alaskan Way Viaduct project, as well as other public and private plans and projects for the area. The Commissions will participate in a Waterfront Charrette February 27-28.

Revising Seattle's Commercial Code—the Commission advised and assisted DPD in preliminary work to revise and simplify the City's commercial land use policies and code—a high priority for the Mayor and Council. DPD will submit comments to the Mayor in early 2004. SPC's analysis and recommendation will follow.

For more information on the Seattle Planning Commission visit, www.seattle.gov/planningcommission or call (206) 684-0433.

design commission, *cont. from page 5*

sentatives from the local design and development communities who have previously served on the Commission—and in acknowledging the breadth and reach of the Commission, which has seen more than 3,000 projects since it was established by City ordinance in 1968. Current Chair David Spiker and other present day members pledged to carry the legacy forward into the next great wave of city building.

Gearing up for 2004, the Commission will meet just once in January and is set to review the following: concept designs for Ballard Municipal Park, design development for Bitter Lake Open Space, an update on Harborview Medical Center Master Plan and final design documents for Olympic Sculpture Park. In lieu of its second meeting, the Commission will be holding its annual retreat and staff will focus on developing the Commission's workplan for 2004. For additional information, please contact:

Layne Cubell, Design Commission Coordinator, (206) 233-7911

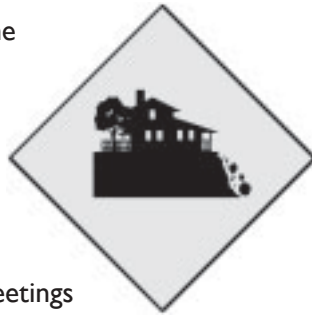
Information on CityDesign activities not detailed in this issue of *dpdINFO* is available from the following contacts:

Center City Wayfinding Project - Robert Scully, (206) 233-3854

Seattle Light Rail Review Panel - Lisa Rutzick, (206) 386-9049

Public Landslide Meetings in January

Owners of property in landslide-prone areas are invited to attend two public landslide meetings in January. Experts on hand will provide helpful information on topics related to owning and managing property on slopes with slide potential—development, drainage, vegetation, regulations, and permitting requirements. The meetings will be held:



- **January 24** - South Seattle Community College/Jerry Brockey Conference Center
 - **January 31** - North Seattle Community College Cafeteria
- Both meetings will be held 10 a.m.-noon and will allow time for both a general discussion and one-on-one conversations. The meetings are free and no registration is necessary.

Experts available will include City of Seattle staff, the American Society for Civil Engineers, American Society of Landscape Architects, and the Association of Engineering Geologists. For additional information, please contact:

Maggie Eaton, (206) 684-8899, [magdalena.eaton@seattle.gov](mailto:magdalen.eaton@seattle.gov)

slu biotech amendments, *cont. from page 1*

On Wednesday, December 10, 2003, Mayor Nickels signed the legislation and praised City Council, the Office of Economic Development (OED), and DPD for their efforts. The Mayor also acknowledged biotech/high-tech businesses and institutions that have made a commitment to Seattle in or near South Lake Union, such as the Fred Hutchinson Cancer Research Center, Seattle Biomedical Research Institute, and the University of Washington. The event was held in front of the nearly completed Rosetta Inpharmatics biotech laboratory in South Lake Union.

The Land Use Code amendments are a part of the Mayor's larger action agenda for the South Lake Union neighborhood, a vision that projects South Lake Union as a regional hub for Biotechnology and other sciences, bringing thousands of jobs and households to the area by 2020.

"This is another positive step for the South Lake Union neighborhood," said Nickels. "We're working on ways to create a great area to live, work and play by bringing more housing, creating more open spaces, improving transportation systems and increasing infrastructure to support a thriving biotech sector."

You can learn more about the Mayor's action agenda for South Lake Union at www.seattle.gov/mayor/issues/lakeunion. If you have questions about this legislation, please contact:

Roque Deherrera, DPD Land Use Planner
(206) 615-0743, roque.deherrera@seattle.gov

Client Assistance Memos

CAM 316, *Subject-to-Field-Inspection Permits*, has been updated to improve readability and to clarify that:

- garage door headers may extend to 16 feet (as opposed to 14 feet for other structural spans);
- two (2) copies of a floor plan are now needed;
- the STFI application form has been replaced with an ASC Counter Application Form, and
- a preapplication site visit request form may also be needed in conjunction with STFI applications.

Electronic copies of CAMs are available on our website at www.seattle.gov/dpd/publications. Paper copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

Director's Rules

DRAFT DR 1-2004, *Implementation of the Fee Subtitle*, was available for review and comment through December 30, 2003. It is expected to become final in January 2004. For more information, contact Maureen Traxler, (206) 233-3892, maureen.traxler@seattle.gov.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dpd/notices. To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

monorail workshops, *cont. from page 2*

catalyst for different types of development. For more information about the City of Seattle's *Integrating the Monorail* program or the community workshops, please visit the project website at www.seattle.gov/monorail or contact:

Vanessa Murdock, DPD
Planning & Development Specialist
(206) 733-9271
vanessa.murdock@seattle.gov

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>post-application only</i>).....	684-8875
Master Use Permits.....	684-8467
Plans/Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General.....	684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance.....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting/Billing	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data (<i>population & demographics</i>)	615-0483
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
Media Relations	233-3891
Microfilm Library	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info (<i>parcel zoning</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *, 1-4:15 pm) ..	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

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